

# RENTAL MARKET REPORT

## Ontario Highlights

**Canada Mortgage and Housing Corporation**

Date Released: Spring 2007



### Wide Range in Vacancy Rates

- Ontario vacancy rates are at historically high levels.
- Vacancy rates highest for bachelor units.
- Vacancy rates exceed provincial average in Windsor, Thunder Bay and Hamilton.

- Vacancy rates below provincial average in Barrie, London, Ottawa and Sudbury.
- Toronto and Kitchener vacancy rates are close to the provincial average.
- Inflation-adjusted rent levels are low and near levels of the late 1990s.
- Tighter rental markets post stronger rent increases vis-à-vis provincial averages
- Notable factors adding to rental

demand include: stronger immigration and stronger youth job market.

- Notable factors weighing on rental demand include: a narrowing cost gap between owning and renting, condominium completions, migrants headed to western Canada.

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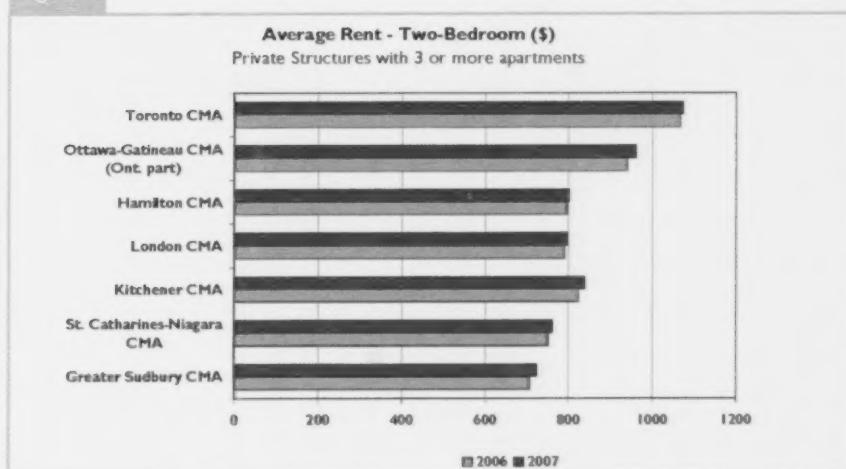
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Figure 2



## Overview

Ontario vacancy rates were at high levels in April of 2007. Bachelor apartment units registered the highest availability and vacancy rate this spring. Provincial vacancy rates continue to remain above historical averages.

The level of vacancy rates is higher in some centres relative to others. Rental market conditions remain soft with vacancy rates exceeding the provincial average in Windsor, Thunder Bay, and Hamilton. A high Canadian dollar, slower US economic growth and continued restructuring in the goods-producing sector of the economy have cooled both ownership and rental market conditions in these centres. Alternatively, stronger job markets in Barrie, London, Sudbury and Ottawa have contributed to stronger rental demand resulting in vacancy rates below provincial averages. A more diversified local economy has enabled Toronto and Kitchener rental apartment vacancy rates to remain near provincial averages.

Stronger homeownership demand in recent years triggered increases in

vacancy rates. When adjusted for inflation, Ontario rent levels remain low and in line with comparable rents in the late 1990s. Urban centres experiencing tighter rental market conditions are registering slightly stronger increases in apartment rents vis-à-vis provincial averages. Most notable examples include: Greater Sudbury, Ottawa, Barrie and London. While general economic conditions highlighted above influence rental markets, the interaction between rental demand and supply determines the level of vacancy rates. On the demand side, a number of factors have kept vacancy rates elevated. The cost gap between owning and renting has narrowed in recent quarters, putting downward pressure on rental demand. While home prices have grown in recent years, price growth has slowed in recent quarters. In addition, low mortgage rates and strong income growth have kept ownership demand strong, particularly in more expensive resale markets. Secondly, new immigrants arriving in Canada tend to rent upon immediate arrival. While immigration has moved higher since 2003,

an outflow of migrants headed to western Canada in search of jobs has resulted in slower population growth and demand for housing generally. Finally, while growth in the stock of ownership condominium units has slowed in recent months, a high level of condominium apartment completions is weighing on rental demand. Many first-time buyers purchased condominiums in recent years. As more condominiums come on stream, some renter households will be vacating their rental accommodation to take occupancy of their new units.

Some factors are increasing rental demand and putting downward pressure on vacancy rates. This would include favourable demographic and economic conditions for youth. On the demographic front, a maturing echo-boom population (residents born in mid 1980s to mid 1990s) is now shifting into age brackets associated with increased rental demand. But not only are demographics supportive of rental demand but so is the youth job market. Young adults are more likely to have been employed in the service sector – a sector enjoying healthy job gains in recent years.

Supply factors are also keeping vacancy rates high. Low interest rates and a high Canadian dollar have encouraged private and institutional players, both domestically and abroad, to invest in residential real estate. Private investors have also purchased condominiums with the intention to lease their units to prospective tenants. More competition for conventional rental buildings, usually results in higher than normal vacancy rates for purpose-build rental accommodation.

Figure 3

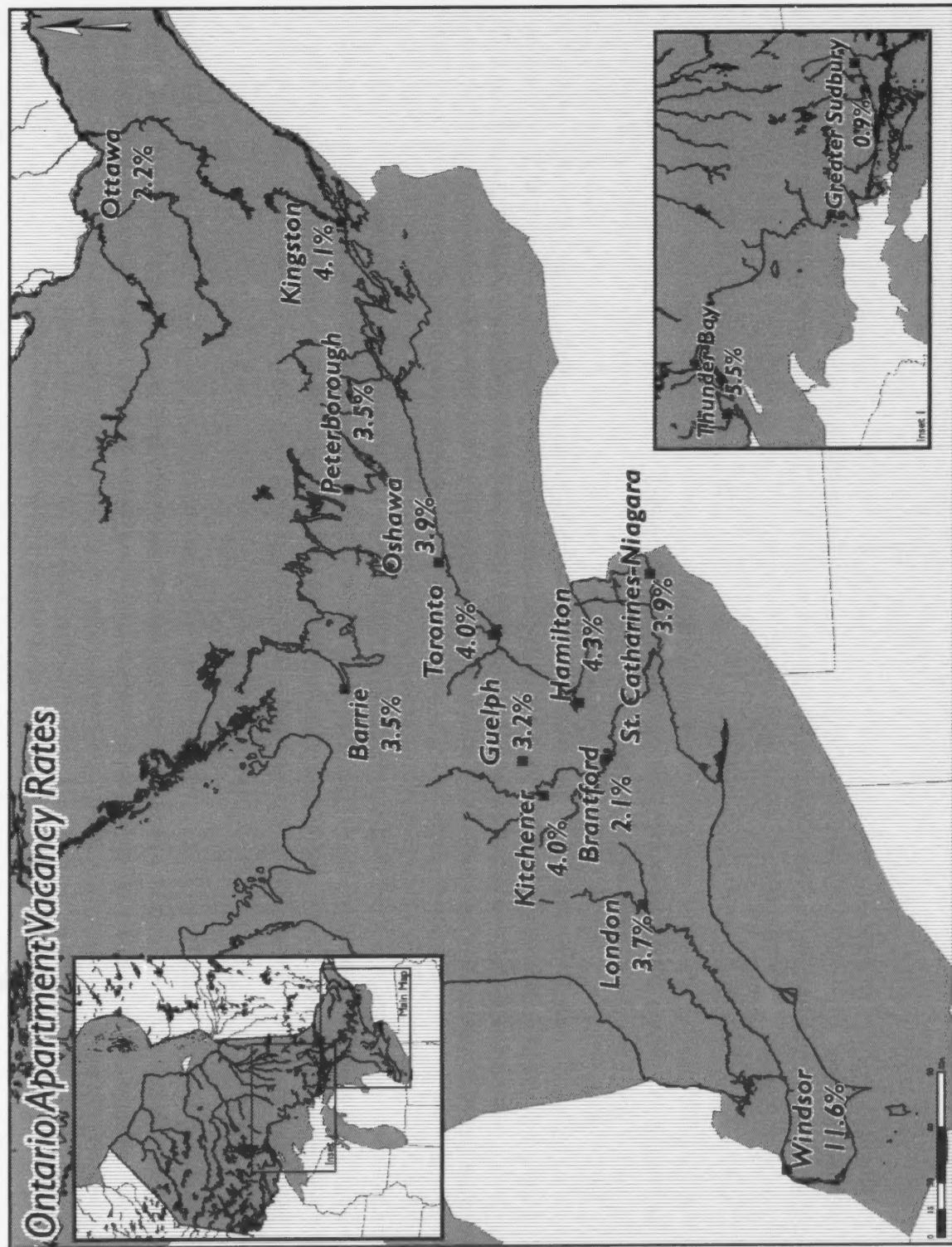
Impact on Conventional Rental Demand		
Factor	Comment	2007 ytd
Cost gap (owning vs renting)	monthly ownership carrying costs drop vs renting – narrowing cost gap since 2006q4	-
Condo ownership stock	completions at high levels but easing in recent quarters, so fewer renters are shifting to owning	N
Condo rental stock	more condo rentals - increasing competition for purpose-built rental	-
Immigration	international migration higher since 2003	+
Inter-provincial migration	Ontario losing migrants to western Canada	-
Youth job mkt	remains strong in recent years	+

Source : CMHC  
N=No effect

## CAUTION

In our analysis, we have deliberately avoided making comparisons between the results of the April 2007 rental market survey and the October 2006 survey. A key reason for this is that changes in rents, vacancy rates, and availability rates between the spring and the fall may not be solely attributable to changes in rental market conditions; they could also reflect seasonal factors. For example, if more people tend to move in the spring than in the fall, it could have an impact on vacancy and availability rates as well as the level of rents. Alternatively, in centres where there are a significant number of university students, vacancy and availability rates could be higher in the spring if students move home for the summer.

To the extent that these types of seasonal variations exist, comparing results from the spring and fall Rental Market Surveys could lead to incorrect conclusions about trends in rental market conditions. To avoid this, we have limited our analysis to the results of our spring 2007 Rental Market Survey and comparing these results for different centres across Canada. In spring 2008, when we have results from our second spring Rental Market Survey, we will be able to extend our analysis to make year-over-year comparisons.



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**I.I.I\_I Private Apartment Vacancy Rates (%)  
by Bedroom Type  
Ontario – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07								
Barrie CMA	**	**	1.6 c	2.5 c	3.6 c	3.8 c	1.1 a	5.5 d	2.8 b	3.5 c
Brantford CMA	5.1 d	**	1.0 a	2.2 c	3.0 c	2.0 c	1.5 a	1.7 c	2.3 a	2.1 b
Greater Sudbury CMA	2.9 c	2.0 c	1.5 b	1.2 a	0.8 a	0.6 a	1.1 d	1.6 c	1.2 a	0.9 a
Guelph CMA	1.5 a	3.1 d	2.0 a	2.5 a	3.3 a	3.4 b	4.2 c	5.8 d	2.8 a	3.2 b
Hamilton CMA	6.9 b	7.1 c	4.2 a	4.4 a	4.3 a	4.0 a	3.4 b	2.9 a	4.3 a	4.3 a
Kingston CMA	1.0 a	1.3 a	2.1 b	2.9 b	2.1 a	4.6 b	**	**	2.1 a	4.1 b
Kitchener CMA	3.9 d	**	2.9 a	3.5 b	3.4 a	3.9 b	4.1 b	**	3.3 a	4.0 b
London CMA	4.0 c	3.1 d	2.8 a	2.8 a	4.0 a	4.2 b	5.6 b	5.3 c	3.6 a	3.7 a
Oshawa CMA	4.1 d	2.4 c	4.0 b	3.1 b	4.2 b	4.3 b	3.9 c	5.2 c	4.1 b	3.9 b
Ottawa-Gatineau CMA (Ont. part)	2.4 a	2.6 b	2.0 a	2.0 a	2.5 a	2.2 b	3.9 c	3.7 d	2.3 a	2.2 a
Peterborough CMA	**	**	2.0 b	3.3 b	3.1 b	3.5 c	5.2 c	2.9 c	2.8 a	3.5 b
St. Catharines-Niagara CMA	10.1 d	**	3.9 b	4.2 b	4.2 b	3.5 b	4.2 c	3.0 b	4.3 a	3.9 b
Thunder Bay CMA	13.7 d	**	4.9 b	5.8 c	4.3 b	4.8 c	0.0 c	**	4.9 b	5.5 b
Toronto CMA	3.5 a	4.0 d	3.5 a	3.8 b	2.9 a	4.1 b	2.9 a	4.3 c	3.2 a	4.0 b
Windsor CMA	13.5 c	12.5 d	10.2 a	12.0 a	10.0 a	10.9 c	11.2 d	**	10.4 a	11.6 a
<b>Ontario 10,000+</b>	<b>4.0 a</b>	<b>4.3 b</b>	<b>3.4 a</b>	<b>3.8 a</b>	<b>3.3 a</b>	<b>3.8 a</b>	<b>3.2 a</b>	<b>4.2 b</b>	<b>3.4 a</b>	<b>3.9 a</b>

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

**I.1.2\_I Private Apartment Average Rents (\$)**  
**by Bedroom Type**  
**Ontario – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Barrie CMA	618 b	599 a	804 a	812 a	906 a	929 a	1,064 a	1,103 a	877 a	899 a
Brantford CMA	529 a	537 b	639 a	701 a	712 a	735 a	800 a	792 a	693 a	726 a
Greater Sudbury CMA	419 a	443 a	571 a	593 a	706 a	723 a	779 a	828 a	646 a	668 a
Guelph CMA <sup>1</sup>	578 a	579 b	744 a	731 a	839 a	838 a	1,143 a	953 a	820 a	795 a
Hamilton CMA	492 a	509 a	644 a	651 a	796 a	802 a	946 a	967 a	724 a	730 a
Kingston CMA	553 a	554 a	688 a	689 a	841 a	839 a	1,051 b	1,060 b	786 a	783 a
Kitchener CMA <sup>1</sup>	563 a	533 b	688 a	692 a	824 a	839 a	1,212 b	966 b	798 a	788 a
London CMA	486 a	489 a	628 a	641 a	790 a	795 a	961 a	955 b	721 a	731 a
Oshawa CMA	616 a	609 a	756 a	771 a	861 a	867 a	995 a	994 a	832 a	839 a
Ottawa-Gatineau CMA (Ont. part)	633 a	649 a	774 a	793 a	941 a	961 a	1,146 a	1,147 a	844 a	868 a
Peterborough CMA	534 b	560 a	697 a	702 a	818 a	815 a	995 a	1,005 a	785 a	779 a
St. Catharines-Niagara CMA	489 a	491 a	636 a	643 a	752 a	760 a	850 a	888 a	710 a	717 a
Thunder Bay CMA	434 a	463 b	571 a	574 a	696 a	693 a	804 b	833 a	637 a	642 a
Toronto CMA	740 a	738 a	896 a	907 a	1,067 a	1,073 a	1,272 a	1,280 b	989 a	995 a
Windsor CMA	494 a	511 a	650 a	648 a	774 a	769 a	881 b	878 b	691 a	690 a
<b>Ontario 10,000+</b>	<b>665 a</b>	<b>665 a</b>	<b>787 a</b>	<b>794 a</b>	<b>919 a</b>	<b>921 a</b>	<b>1,153 a</b>	<b>1,149 a</b>	<b>866 a</b>	<b>869 a</b>

<sup>1</sup>The 3 bedroom + average rent in April 2007 reflects the removal from the survey of student-only units that are rented on a per room basis.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**1.1.3\_1 Number of Private Apartment Units Vacant and Universe in April 2007**  
**by Bedroom Type**  
**Ontario – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	**	69	25 c	1,034	74 c	1,945	13 d	241	115 c	3,289
Brantford CMA	**	88	33 c	1,511	53 c	2,686	9 c	528	99 b	4,813
Greater Sudbury CMA	15 c	749	44 a	3,658	33 a	6,050	9 c	572	102 a	11,029
Guelph CMA <sup>1</sup>	8 d	274	56 a	2,228	133 b	3,874	14 d	237	212 b	6,614
Hamilton CMA	137 c	1,912	840 a	18,966	760 a	19,085	77 a	2,610	1,813 a	42,574
Kingston CMA	9 a	681	118 b	4,091	319 b	6,894	**	624	503 b	12,290
Kitchener CMA <sup>1</sup>	**	651	311 b	9,020	655 b	16,759	**	1,563	1,109 b	27,993
London CMA	41 d	1,325	439 a	15,455	892 b	21,047	81 c	1,545	1,453 a	39,372
Oshawa CMA	9 c	382	109 b	3,452	290 b	6,808	46 c	871	453 b	11,513
Ottawa-Gatineau CMA (Ont. part)	137 b	5,219	539 a	26,873	585 b	26,431	96 d	2,615	1,357 a	61,138
Peterborough CMA	**	129	67 b	2,022	109 c	3,117	9 c	316	194 b	5,584
St. Catharines-Niagara CMA	**	521	244 b	5,836	292 b	8,407	35 b	1,164	619 b	15,928
Thunder Bay CMA	**	289	125 c	2,147	134 c	2,794	**	165	297 b	5,395
Toronto CMA	938 d	23,745	4,845 b	126,453	5,174 b	127,506	1,235 c	28,806	12,193 b	306,509
Windsor CMA	142 d	1,136	906 a	7,579	649 c	5,974	**	327	1,738 a	15,016
<b>Ontario 10,000+</b>	<b>1,696 b</b>	<b>39,219</b>	<b>9,407 a</b>	<b>248,866</b>	<b>11,112 a</b>	<b>290,137</b>	<b>1,936 b</b>	<b>45,583</b>	<b>24,151 a</b>	<b>623,805</b>

<sup>1</sup>The 3 bedroom + total units in April 2007 reflects the removal from the survey of student-only units that are rented on a per room basis.

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details



**1.1.4\_1 Private Apartment Availability Rates (%)  
by Bedroom Type  
Ontario – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Barrie CMA	**	**	2.9 b	4.0 c	5.7 b	6.6 c	3.1 d	9.4 c	4.6 b	6.0 c
Brantford CMA	6.0 d	**	1.6 b	3.8 c	4.6 b	3.1 c	3.6 c	2.6 c	3.5 b	3.3 c
Greater Sudbury CMA	5.8 c	4.0 d	2.4 a	2.1 b	1.5 a	1.9 a	2.4 c	3.3 d	2.2 a	2.2 a
Guelph CMA	3.2 c	5.5 d	3.4 a	5.1 b	4.8 a	6.6 a	5.4 b	**	4.3 a	6.1 a
Hamilton CMA	9.2 b	9.9 b	7.0 a	7.8 a	6.9 a	7.1 a	6.2 a	5.3 b	7.0 a	7.4 a
Kingston CMA	2.2 c	5.5 c	3.7 b	7.2 b	3.8 b	7.8 b	**	**	3.7 a	7.8 b
Kitchener CMA	7.1 c	12.1 d	5.1 a	6.3 b	6.0 a	7.0 a	5.1 b	8.4 c	5.6 a	7.0 a
London CMA	5.9 b	6.6 c	4.7 a	6.2 a	6.1 a	7.6 a	8.7 a	8.5 c	5.6 a	7.1 a
Oshawa CMA	5.3 d	4.7 d	6.2 b	4.5 b	6.5 b	5.8 b	5.1 c	7.6 b	6.3 a	5.5 a
Ottawa-Gatineau CMA (Ont. part)	5.0 a	5.8 b	4.1 a	4.7 b	4.9 a	5.5 b	6.2 b	**	4.6 a	5.3 a
Peterborough CMA	**	**	3.9 b	7.4 b	4.9 b	6.1 b	5.5 c	5.1 d	4.5 b	6.6 b
St. Catharines-Niagara CMA	11.1 d	**	6.0 a	7.3 b	5.8 a	6.6 b	6.2 c	5.0 c	6.1 a	6.9 a
Thunder Bay CMA	**	**	5.6 b	6.6 c	5.4 b	6.1 c	0.0 c	**	5.9 a	6.7 b
Toronto CMA	5.1 a	6.8 c	5.3 a	6.2 b	4.6 a	6.5 b	4.7 a	6.3 b	5.0 a	6.4 a
Windsor CMA	14.8 c	15.9 d	11.9 a	15.3 a	11.4 a	14.4 a	**	**	12.0 a	15.0 a
Ontario 10,000+	5.9 a	7.2 b	5.3 a	6.3 a	5.1 a	6.4 a	5.0 a	6.5 b	5.2 a	6.4 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**3.1.1\_I Private Row (Townhouse) and Apartment Vacancy Rates (%)  
by Bedroom Type  
Ontario – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07								
Barrie CMA	**	**	1.6 c	3.4 d	4.0 c	3.6 c	**	8.7 c	3.1 c	4.2 c
Brantford CMA	5.1 d	**	1.0 a	2.2 c	3.1 b	2.0 c	2.3 b	2.4 c	2.4 a	2.2 b
Greater Sudbury CMA	2.9 c	2.0 c	1.5 a	1.2 a	0.8 a	0.5 a	1.2 a	1.3 a	1.2 a	0.9 a
Guelph CMA	1.5 a	3.0 d	2.0 a	2.5 a	3.2 a	3.5 b	4.7 b	3.6 b	3.0 a	3.2 a
Hamilton CMA	6.8 b	7.0 c	4.2 a	4.4 a	4.3 a	4.0 a	3.3 a	3.0 b	4.2 a	4.2 a
Kingston CMA	1.0 a	1.3 a	2.1 b	2.9 b	2.2 a	4.7 b	3.9 d	**	2.3 a	4.1 b
Kitchener CMA	3.9 d	**	2.9 a	3.4 b	3.5 a	4.0 b	3.6 b	4.3 d	3.4 a	3.9 b
London CMA	4.0 c	3.1 d	2.8 a	2.8 a	4.0 a	4.2 b	4.0 a	5.7 c	3.6 a	3.8 a
Oshawa CMA	4.1 d	2.4 c	4.0 b	3.2 b	4.2 b	4.2 b	4.0 c	3.3 c	4.1 b	3.8 b
Ottawa-Gatineau CMA (Ont. part)	2.4 a	2.6 b	2.1 a	2.0 a	2.6 a	2.3 b	3.8 a	**	2.5 a	2.5 a
Peterborough CMA	0.7 b	**	2.0 a	3.1 b	3.1 b	4.1 b	5.2 c	2.8 c	2.9 a	3.7 b
St. Catharines-Niagara CMA	10.1 d	**	3.9 b	4.2 b	4.3 b	3.5 b	4.4 b	4.6 b	4.3 a	4.1 b
Thunder Bay CMA	13.7 d	**	4.9 b	5.8 c	4.3 b	4.7 c	7.7 b	14.5 d	5.2 b	6.1 b
Toronto CMA	3.5 a	4.0 d	3.5 a	3.8 b	2.9 a	4.0 b	3.2 b	3.9 b	3.2 a	3.9 b
Windsor CMA	13.5 c	12.4 d	10.2 a	12.0 a	9.8 a	10.8 c	12.4 c	12.5 d	10.4 a	11.6 a
<b>Ontario 10,000+</b>	<b>4.0 a</b>	<b>4.3 b</b>	<b>3.5 a</b>	<b>3.8 a</b>	<b>3.3 a</b>	<b>3.8 a</b>	<b>3.5 a</b>	<b>4.2 b</b>	<b>3.4 a</b>	<b>3.9 a</b>

The following letter codes are used to indicate the reliability of the estimates:

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Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**3.1.2\_I Private Row (Townhouse) and Apartment Average Rents (\$)  
by Bedroom Type  
Ontario – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Barrie CMA	618 b	599 a	804 a	821 a	906 a	921 a	1,026 a	1,040 a	885 a	901 a
Brantford CMA	529 a	537 b	639 a	701 a	720 a	738 a	841 a	829 a	713 a	742 a
Greater Sudbury CMA	419 a	443 a	571 a	593 a	708 a	726 a	747 a	809 a	653 a	678 a
Guelph CMA <sup>1</sup>	576 a	578 b	744 a	731 a	850 a	852 a	1,135 a	1,100 a	854 a	838 a
Hamilton CMA	492 a	507 a	644 a	651 a	798 a	808 a	942 a	959 a	735 a	744 a
Kingston CMA	553 a	554 a	688 a	689 a	841 a	838 a	1,029 b	1,040 b	788 a	786 a
Kitchener CMA <sup>1</sup>	563 a	534 b	688 a	692 a	821 a	840 a	1,079 a	951 b	803 a	795 a
London CMA	486 a	489 a	628 a	641 a	793 a	793 a	898 a	909 a	732 a	741 a
Oshawa CMA	616 a	609 a	757 a	772 a	861 a	868 a	1,047 a	1,027 a	852 a	855 a
Ottawa-Gatineau CMA (Ont. part)	633 a	649 a	773 a	793 a	941 a	964 a	1,097 a	1,104 a	867 a	892 a
Peterborough CMA	451 c	560 a	689 a	699 a	814 a	807 a	951 a	999 a	779 a	775 a
St. Catharines-Niagara CMA	489 a	491 a	636 a	643 a	752 a	760 a	824 a	868 a	714 a	721 a
Thunder Bay CMA	434 a	463 b	571 a	574 a	695 a	693 a	719 a	724 a	639 a	643 a
Toronto CMA	740 a	738 a	896 a	907 a	1,067 a	1,074 a	1,271 a	1,281 b	995 a	1,001 a
Windsor CMA	494 a	511 a	650 a	647 a	773 a	766 a	857 a	848 a	694 a	691 a
<b>Ontario 10,000+</b>	<b>664 a</b>	<b>665 a</b>	<b>787 a</b>	<b>794 a</b>	<b>916 a</b>	<b>919 a</b>	<b>1,105 a</b>	<b>1,109 a</b>	<b>871 a</b>	<b>875 a</b>

<sup>1</sup>The 3 bedroom + average rent in April 2007 reflects the removal from the survey of student-only units that are rented on a per room basis.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**3.1.3\_1 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2007**

**by Bedroom Type**

**Ontario – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total					
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total				
Barrie CMA	**	69	38	d	1,110	74	c	2,051	39	c	447	153	c	3,678
Brantford CMA	**	88	33	c	1,511	56	c	2,841	26	c	1,079	119	b	5,519
Greater Sudbury CMA	15	c	749	a	3,677	33	a	6,401	16	a	1,260	109	a	12,087
Guelph CMA <sup>1</sup>	8	d	277	a	2,231	146	b	4,197	34	b	930	245	a	7,636
Hamilton CMA	137	c	1,940	a	18,994	798	a	19,864	134	b	4,404	1,908	a	45,202
Kingston CMA	9	a	681	b	4,093	325	b	6,923	**		784	511	b	12,481
Kitchener CMA <sup>1</sup>	**		654	b	9,263	745	b	18,497	120	d	2,778	1,227	b	31,193
London CMA	41	d	1,325	a	15,455	915	b	21,733	247	c	4,298	1,643	a	42,811
Oshawa CMA	9	c	382	b	3,493	290	b	6,862	57	c	1,722	468	b	12,459
Ottawa-Gatineau CMA (Ont. part)	137	b	5,219	a	26,886	634	b	27,553	**		9,322	1,732	a	68,979
Peterborough CMA	**		129	b	2,223	138	b	3,347	11	c	405	227	b	6,104
St. Catharines-Niagara CMA	**		523	b	5,850	304	b	8,605	86	b	1,870	682	b	16,848
Thunder Bay CMA	**		289	c	2,149	134	c	2,818	72	d	497	354	b	5,753
Toronto CMA	938	d	23,745	b	126,696	5,200	b	128,724	1,380	b	35,466	12,368	b	314,631
Windsor CMA	142	d	1,141	a	7,611	674	c	6,214	80	d	644	1,809	a	15,610
<b>Ontario 10,000+</b>	<b>1,700</b>	<b>b</b>	<b>39,291</b>	<b>a</b>	<b>250,100</b>	<b>11,523</b>	<b>a</b>	<b>299,456</b>	<b>2,958</b>	<b>b</b>	<b>71,097</b>	<b>25,625</b>	<b>a</b>	<b>659,944</b>

<sup>1</sup>The 3 bedroom + total units in April 2007 reflects the removal from the survey of student-only units that are rented on a per room basis.

**The following letter codes are used to indicate the reliability of the estimates:**

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\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**3.1.4\_1 Private Row (Townhouse) and Apartment Availability Rates (%)  
by Bedroom Type  
Ontario – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Barrie CMA	**	**	2.9 b	5.3 c	6.1 b	6.5 c	**	**	5.0 b	7.2 b
Brantford CMA	6.0 d	**	1.6 b	3.8 c	4.6 b	3.1 c	5.0 b	3.7 c	3.8 b	3.5 b
Greater Sudbury CMA	5.8 c	4.0 d	2.3 a	2.1 b	1.5 a	1.9 a	2.1 b	2.2 c	2.1 a	2.1 a
Guelph CMA	3.1 c	5.4 d	3.4 a	5.1 b	4.7 a	6.7 a	7.1 a	8.1 a	4.6 a	6.4 a
Hamilton CMA	9.2 b	9.7 b	7.0 a	7.8 a	6.8 a	7.1 a	5.5 a	5.1 b	6.9 a	7.3 a
Kingston CMA	2.2 c	5.5 c	3.7 b	7.2 b	3.9 b	7.8 b	4.6 d	11.3 d	3.8 a	7.7 b
Kitchener CMA	7.1 c	12.0 d	5.1 a	6.2 b	6.0 a	7.2 a	4.9 b	**	5.7 a	6.9 a
London CMA	5.9 b	6.6 c	4.7 a	6.2 a	6.1 a	7.5 a	7.0 a	9.3 c	5.7 a	7.2 a
Oshawa CMA	5.3 d	4.7 d	6.2 b	4.6 b	6.5 b	5.8 b	5.1 b	5.0 b	6.2 a	5.3 a
Ottawa-Gatineau CMA (Ont. part)	5.1 a	5.8 b	4.1 a	4.7 b	4.9 a	5.6 b	6.4 a	**	4.8 a	5.7 b
Peterborough CMA	0.7 b	**	4.0 b	7.0 b	4.9 b	6.5 b	5.4 c	5.0 d	4.5 b	6.6 b
St. Catharines-Niagara CMA	11.1 d	**	6.0 a	7.3 b	5.9 a	6.7 b	5.9 b	6.8 b	6.1 a	7.0 a
Thunder Bay CMA	**	**	5.6 b	6.6 c	5.4 b	6.1 c	7.7 b	17.2 d	6.1 a	7.5 b
Toronto CMA	5.1 a	6.8 c	5.3 a	6.2 b	4.7 a	6.5 b	5.1 a	5.9 b	5.0 a	6.3 a
Windsor CMA	14.9 c	15.8 d	11.9 a	15.4 a	11.2 a	14.3 a	15.6 d	**	12.0 a	15.0 a
Ontario 10,000+	5.9 a	7.2 b	5.3 a	6.3 a	5.1 a	6.4 a	5.4 a	6.5 b	5.3 a	6.4 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**1.1.1\_2 Private Apartment Vacancy Rates (%)  
by Bedroom Type**

**Ontario – Eastern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Belleville CA	**	5.6 d	2.8 a	4.4 b	2.0 a	2.5 a	**	1.9 c	2.3 a	3.1 b
Brockville CA	8.6 c	10.5 c	1.7 a	4.2 b	3.7 a	3.4 a	0.0 b	1.1 a	3.2 a	3.9 a
Cornwall CA	5.6 c	5.5 d	3.6 b	5.1 c	3.7 b	2.9 b	1.4 a	4.2 d	3.5 b	3.8 b
Greater Napanee Town	**	0.0 d	**	**	1.4 a	1.6 c	**	0.0 d	2.0 b	1.6 c
Hawkesbury CA	**	**	1.9 c	7.0 c	6.0 c	5.4 b	0.0 c	**	4.6 c	5.8 b
Mississippi Mills Town	n/s	n/s	**	**	**	**	**	n/s	**	**
Pembroke CA	**	0.0 d	6.0 d	0.0 b	2.5 b	1.6 c	**	**	3.7 c	1.5 a
Petawawa CA	n/s	**	0.0 d	0.0 d	**	2.0 b	**	0.0 a	1.4 d	1.8 b
Prince Edward County	**	**	5.5 c	2.9 b	3.4 b	5.1 b	**	**	4.4 b	5.0 b

The following letter codes are used to indicate the reliability of the estimates:

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**1.1.2\_2 Private Apartment Average Rents (\$)**

**by Bedroom Type**

**Ontario – Eastern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Belleville CA	522 a	531 a	656 a	658 a	749 a	756 a	847 a	857 b	721 a	726 a
Brockville CA	455 a	473 a	566 a	577 a	666 a	678 a	685 a	679 a	631 a	641 a
Cornwall CA	459 a	479 a	525 a	543 a	641 a	649 a	666 a	690 a	598 a	609 a
Greater Napanee Town	437 c	536 b	535 a	572 a	670 a	688 a	669 c	726 d	638 a	653 a
Hawkesbury CA	486 a	477 a	486 a	496 a	601 a	607 a	693 b	692 b	571 a	579 a
Mississippi Mills Town	n/u	n/s	n/u	**	n/u	**	n/u	n/s	n/u	**
Pembroke CA	477 c	**	506 a	491 a	616 a	634 a	640 a	662 c	578 a	582 a
Petawawa CA	n/s	**	481 a	455 a	587 a	574 a	**	562 a	544 a	542 a
Prince Edward County	433 b	459 b	527 a	536 a	615 a	631 a	580 d	681 a	579 a	596 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**1.1.3\_2 Number of Private Apartment Units Vacant and Universe in April 2007  
by Bedroom Type**

**Ontario – Eastern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	6 d	108	75 b	1,710	93 a	3,750	4 c	206	178 b	5,774
Brockville CA	10 c	96	24 b	577	46 a	1,341	1 a	89	82 a	2,104
Cornwall CA	15 d	276	52 c	1,025	63 b	2,156	14 d	323	144 b	3,780
Greater Napanee Town	0 d	42	**	126	6 c	356	0 d	34	9 c	558
Hawkesbury CA	**	42	11 c	157	26 b	485	**	32	41 b	717
Mississippi Mills Town	n/s	n/s	**	**	**	**	n/s	n/s	**	**
Pembroke CA	0 d	29	0 b	255	9 c	593	**	38	14 a	916
Petawawa CA	**	**	0 d	66	3 b	171	0 a	20	5 b	257
Prince Edward County	**	15	3 b	106	12 b	244	**	4	19 b	370

**1.1.4\_2 Private Apartment Availability Rates (%)**

**by Bedroom Type**

**Ontario – Eastern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Belleville CA	**	**	4.2 b	6.6 b	3.9 a	4.0 b	3.4 d	2.9 c	4.0 a	4.8 a
Brockville CA	9.9 c	10.5 c	3.3 b	6.6 a	5.0 a	5.4 a	3.9 d	3.4 c	4.7 a	5.9 a
Cornwall CA	6.0 c	**	3.6 b	6.2 c	3.8 b	3.7 b	1.4 a	4.2 d	3.6 b	4.6 b
Greater Napanee Town	**	**	**	4.5 d	3.2 c	2.2 c	**	**	4.5 c	2.8 c
Hawkesbury CA	**	**	3.4 d	8.3 c	7.5 c	6.7 b	**	**	7.0 b	6.9 b
Mississippi Mills Town	n/s	n/s	**	**	**	**	**	**	n/s	**
Pembroke CA	**	0.0 d	**	3.1 d	4.3 d	2.1 c	**	**	5.3 c	2.6 c
Petawawa CA	n/s	**	0.0 d	**	**	4.0 b	**	0.0 a	**	3.5 b
Prince Edward County	**	**	9.3 b	4.8 b	4.7 b	5.5 b	**	**	6.3 a	6.1 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**3.1.1\_2 Private Row (Townhouse) and Apartment Vacancy Rates (%)  
by Bedroom Type**

**Ontario – Eastern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Belleville CA	**	5.6 d	2.8 a	4.4 b	2.0 a	2.4 a	3.5 c	2.5 c	2.4 a	3.1 b
Brockville CA	8.6 c	10.5 c	1.7 a	4.2 b	3.6 b	3.4 a	0.0 b	1.0 a	3.1 b	3.8 a
Cornwall CA	5.6 c	5.5 d	3.6 b	5.1 c	3.6 b	2.9 b	1.9 c	3.8 d	3.5 b	3.8 b
Greater Napanee Town	**	0.0 d	**	3.4 d	1.7 c	1.8 c	**	0.0 d	2.2 b	1.9 c
Hawkesbury CA	**	**	1.7 c	6.6 c	5.8 c	5.4 b	**	6.0 d	4.5 c	5.6 b
Mississippi Mills Town	**	**	3.5 d	0.0 d	**	**	0.0 d	n/s	2.7 c	0.0 d
Pembroke CA	**	0.0 d	6.0 d	0.0 b	2.4 b	3.7 c	**	**	3.6 c	2.9 b
Petawawa CA	n/s	**	0.0 d	0.0 d	13.4 a	1.9 b	**	0.0 a	10.7 a	1.7 b
Prince Edward County	**	**	5.2 c	2.8 b	3.9 b	5.0 b	**	4.3 b	4.1 a	4.9 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

**3.1.2\_2 Private Row (Townhouse) and Apartment Average Rents (\$)  
by Bedroom Type**

**Ontario – Eastern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Belleville CA	523 a	531 a	655 a	658 a	748 a	755 a	809 a	809 a	721 a	725 a
Brockville CA	455 a	473 a	566 a	576 a	666 a	678 a	710 a	694 a	632 a	642 a
Cornwall CA	459 a	479 a	525 a	543 a	640 a	650 a	681 a	697 a	601 a	612 a
Greater Napanee Town	447 c	536 b	532 a	572 a	667 a	689 a	671 b	723 c	635 a	655 a
Hawkesbury CA	486 a	483 a	499 a	499 a	604 a	615 a	689 b	695 a	576 a	587 a
Mississippi Mills Town	**	n/s	614 a	**	700 b	**	**	n/s	680 b	**
Pembroke CA	477 c	**	506 a	491 a	622 a	631 a	640 a	662 c	584 a	583 a
Petawawa CA	n/s	**	479 a	455 a	548 a	573 a	**	565 a	526 a	542 a
Prince Edward County	433 b	459 b	531 a	540 a	622 a	627 a	583 a	588 a	598 a	596 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**3.1.3\_2 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2007  
by Bedroom Type**

**Ontario – Eastern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	6 d	108	75 b	1,713	94 a	3,840	7 c	295	182 b	5,956
Brockville CA	10 c	96	25 b	591	46 a	1,366	1 a	100	83 a	2,154
Cornwall CA	15 d	276	52 c	1,025	63 b	2,185	15 d	397	146 b	3,883
Greater Napanee Town	0 d	43	4 d	129	7 c	362	0 d	35	11 c	569
Hawkesbury CA	**	49	11 c	165	28 b	518	3 d	43	43 b	776
Mississippi Mills Town	**	**	0 d	76	**	**	n/s	n/s	0 d	110
Pembroke CA	0 d	29	0 b	255	24 c	636	**	38	28 b	959
Petawawa CA	**	**	0 d	66	3 b	181	0 a	21	5 b	268
Prince Edward County	**	15	3 b	109	14 b	291	3 b	70	24 a	486

**3.1.4\_2 Private Row (Townhouse) and Apartment Availability Rates (%)**

**by Bedroom Type**

**Ontario – Eastern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Belleville CA	**	**	4.1 b	6.6 b	3.9 a	4.0 b	5.7 c	3.5 d	4.2 a	4.8 b
Brockville CA	9.9 c	10.5 c	3.2 b	6.6 a	4.9 a	5.4 a	3.3 d	3.1 c	4.6 a	5.8 a
Cornwall CA	6.0 c	**	3.6 b	6.2 c	3.7 b	3.8 b	1.9 c	3.8 d	3.6 b	4.6 b
Greater Napanee Town	**	**	**	5.1 d	3.4 c	3.0 d	**	**	4.6 c	3.6 c
Hawkesbury CA	**	**	3.1 d	7.9 c	7.3 c	6.8 b	**	6.0 d	6.8 b	6.8 b
Mississippi Mills Town	**	**	**	0.0 d	**	**	0.0 d	n/s	5.5 d	0.0 d
Pembroke CA	**	0.0 d	**	3.1 d	4.2 d	4.2 c	**	**	5.2 c	4.0 c
Petawawa CA	n/s	**	0.0 d	**	14.7 c	3.7 b	**	0.0 a	11.4 a	3.4 b
Prince Edward County	**	**	8.8 b	4.7 b	6.0 b	5.7 b	**	**	6.5 a	5.9 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**I.I.1\_3 Private Apartment Vacancy Rates (%)  
by Bedroom Type**  
**Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Cobourg CA	**	**	2.1 b	2.8 b	1.2 a	0.7 a	0.0 c	0.0 c	1.7 b	1.6 b
Collingwood CA	9.2 a	**	4.1 b	3.5 c	2.6 a	3.4 c	**	9.8 a	3.6 a	3.8 c
Haldimand Town	**	0.0 a	0.6 a	6.7 a	1.6 a	4.5 a	5.4 a	4.2 a	1.8 a	5.3 a
Kawartha Lakes CA	**	**	1.7 b	1.6 c	2.7 b	0.4 a	0.0 d	0.0 d	2.8 a	1.4 a
Midland CA	5.9 a	**	3.4 a	4.7 b	2.0 a	3.7 b	4.8 d	0.0 c	2.7 a	4.1 a
Orillia CA	4.5 c	5.7 c	4.0 c	3.1 c	2.4 b	3.5 c	**	4.2 d	3.2 b	3.5 b
Port Hope CA	**	7.7 a	0.6 b	0.5 a	0.8 a	0.7 a	**	0.0 a	0.9 a	0.9 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

**I.I.2\_3 Private Apartment Average Rents (\$)  
by Bedroom Type**  
**Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Cobourg CA	530 a	500 a	680 a	686 a	849 a	828 a	905 b	916 a	801 a	779 a
Collingwood CA	505 d	538 d	631 a	638 a	743 a	748 a	767 b	857 a	688 a	697 a
Haldimand Town	**	503 a	640 a	646 a	687 a	686 a	677 a	684 a	664 a	664 a
Kawartha Lakes CA	532 a	533 a	687 a	701 a	820 a	852 a	872 b	948 b	751 a	775 a
Midland CA	509 a	489 a	629 a	640 a	732 a	742 a	758 a	758 a	688 a	699 a
Orillia CA	536 a	530 a	670 a	694 a	787 a	796 a	835 b	844 a	729 a	742 a
Port Hope CA	**	506 a	734 a	766 a	808 a	844 a	**	1,093 a	776 a	811 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**1.1.3\_3 Number of Private Apartment Units Vacant and Universe in April 2007  
by Bedroom Type**

**Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Cobourg CA	**	33	8 b	264	4 a	526	0 c	64	14 b	888
Collingwood CA	**	60	8 c	232	9 c	270	2 a	16	22 c	578
Haldimand Town	0 a	9	11 a	165	8 a	179	1 a	24	20 a	377
Kawartha Lakes CA	**	75	10 c	619	3 a	688	0 d	68	21 a	1,449
Midland CA	**	29	17 b	364	22 b	606	0 c	26	42 a	1,024
Orillia CA	7 c	120	17 c	560	29 c	837	2 d	55	55 b	1,572
Port Hope CA	2 a	27	1 a	209	2 a	311	0 a	24	5 a	571

**1.1.4\_3 Private Apartment Availability Rates (%)**

**by Bedroom Type**

**Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Cobourg CA	**	**	2.6 b	5.0 b	1.4 a	2.4 b	0.0 c	1.6 b	2.4 b	3.4 b
Collingwood CA	9.2 a	**	4.1 b	4.1 c	2.9 a	3.4 c	**	9.8 a	3.8 a	4.1 c
Haldimand Town	**	0.0 a	1.8 a	7.3 a	2.7 a	4.5 a	5.4 a	12.5 a	2.8 a	6.1 a
Kawartha Lakes CA	**	**	1.7 b	1.8 b	2.9 b	1.1 a	0.0 d	**	3.2 b	2.4 b
Midland CA	5.9 a	**	7.1 a	7.1 b	3.3 a	6.0 b	4.8 d	**	4.8 a	6.6 a
Orillia CA	6.4 c	6.7 c	4.5 c	3.6 c	3.9 c	4.2 c	**	**	4.3 b	4.3 b
Port Hope CA	**	7.7 a	0.6 b	1.6 b	1.2 a	3.0 a	**	4.2 a	1.1 a	2.8 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**3.1.1\_3 Private Row (Townhouse) and Apartment Vacancy Rates (%)  
by Bedroom Type**

**Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Cobourg CA	**	**	2.0 b	2.2 b	1.1 a	0.6 a	0.0 d	0.0 c	1.4 a	1.4 a
Collingwood CA	9.2 a	**	4.1 b	3.5 c	2.6 a	3.4 c	**	5.8 a	3.6 a	3.8 c
Haldimand Town	**	0.0 a	0.6 a	6.7 a	1.5 a	4.1 a	4.7 a	3.3 a	1.7 a	5.0 a
Kawartha Lakes CA	**	**	1.7 b	1.6 c	2.6 b	0.4 b	0.0 d	0.0 c	2.7 a	1.4 a
Midland CA	5.9 a	**	3.4 a	4.7 b	2.0 a	3.7 b	4.4 b	0.0 d	2.7 a	4.1 b
Orillia CA	4.5 c	5.7 c	4.0 c	3.1 c	2.4 b	3.4 c	5.2 d	5.9 b	3.3 b	3.8 b
Port Hope CA	4.0 d	7.7 a	0.6 b	0.5 a	0.8 a	0.7 a	**	0.0 a	0.9 a	0.9 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

**3.1.2\_3 Private Row (Townhouse) and Apartment Average Rents (\$)**

**by Bedroom Type**

**Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Cobourg CA	530 a	500 a	680 a	732 a	839 a	830 a	645 d	916 b	759 a	792 a
Collingwood CA	505 d	538 d	631 a	638 a	743 a	748 a	806 a	856 a	691 a	700 a
Haldimand Town	**	503 a	640 a	646 a	689 a	690 a	697 a	713 a	668 a	669 a
Kawartha Lakes CA	532 a	533 a	687 a	701 a	821 a	853 a	867 a	958 a	753 a	780 a
Midland CA	509 a	489 a	629 a	640 a	733 a	742 a	827 a	758 b	695 a	699 a
Orillia CA	536 a	530 a	670 a	694 a	786 a	795 a	961 a	918 a	756 a	762 a
Port Hope CA	470 a	506 a	720 a	766 a	808 a	844 a	**	1,093 a	766 a	811 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**3.1.3\_3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2007  
by Bedroom Type**

**Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Cobourg CA	**	33	8 b	344	4 a	602	0 c	64	14 a	1,044
Collingwood CA	**	60	8 c	232	9 c	270	2 a	27	22 c	589
Haldimand Town	0 a	9	11 a	165	8 a	197	1 a	30	20 a	401
Kawartha Lakes CA	**	75	10 c	619	3 b	716	0 c	92	21 a	1,502
Midland CA	**	29	17 b	364	22 b	606	0 d	26	42 b	1,024
Orillia CA	7 c	120	17 c	560	29 c	843	13 b	226	66 b	1,749
Port Hope CA	2 a	27	1 a	209	2 a	311	0 a	24	5 a	571

**3.1.4\_3 Private Row (Townhouse) and Apartment Availability Rates (%)**

**by Bedroom Type**

**Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Cobourg CA	**	**	2.5 b	3.8 b	1.3 a	4.3 d	0.0 d	**	2.0 b	4.1 d
Collingwood CA	9.2 a	**	4.1 b	4.1 c	2.9 a	3.4 c	**	5.8 a	3.7 a	4.0 c
Haldimand Town	**	0.0 a	1.8 a	7.3 a	3.5 a	4.1 a	9.3 a	10.0 a	3.6 a	5.7 a
Kawartha Lakes CA	**	**	1.7 b	1.8 b	2.8 b	1.1 a	0.0 d	**	3.1 b	2.3 b
Midland CA	5.9 a	**	7.1 a	7.1 b	3.2 a	6.0 b	4.4 b	**	4.7 a	6.6 b
Orillia CA	6.4 c	6.7 c	4.5 c	3.6 c	3.8 c	4.2 c	5.2 d	6.7 b	4.4 b	4.5 b
Port Hope CA	4.0 d	7.7 a	0.6 b	1.6 b	1.2 a	3.0 a	**	4.2 a	1.1 a	2.8 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**1.1.1\_4 Private Apartment Vacancy Rates (%)  
by Bedroom Type**  
**Ontario – Northern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Bracebridge Town	14.5 a	0.0 a	1.2 a	0.0 c	0.0 c	**	**	**	1.2 a	1.0 d
Elliot Lake CA	3.1 a	6.3 a	9.8 a	10.1 a	5.2 a	5.0 a	11.4 a	5.4 a	6.7 a	6.4 a
Gravenhurst Town	**	**	**	**	4.7 c	3.7 c	**	0.0 a	4.5 c	4.5 c
Huntsville Town	**	**	4.5 d	4.2 d	3.3 d	**	**	**	4.2 c	3.0 d
Kenora CA	0.0 a	**	4.9 b	2.4 c	2.7 a	0.0 b	**	**	3.4 a	1.0 a
North Bay CA	**	**	3.0 c	**	1.7 c	0.7 b	**	0.0 c	2.4 b	1.1 a
Sault Ste. Marie CA	**	**	0.7 a	1.3 a	1.1 a	1.1 a	**	**	1.0 a	1.5 b
Temiskaming Shores CA	7.6 a	3.6 a	3.1 d	5.0 c	1.8 c	7.3 b	0.0 c	5.4 a	2.4 b	6.1 b
Timmins CA	**	**	3.3 c	4.9 c	3.8 d	2.7 b	0.0 c	0.0 c	3.8 c	3.5 b
West Nipissing Town	**	8.7 a	**	5.2 b	4.8 c	2.4 a	**	0.0 c	3.6 c	3.3 b

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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**1.1.2\_4 Private Apartment Average Rents (\$)  
by Bedroom Type**  
**Ontario – Northern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Bracebridge Town	478 a	491 a	644 a	658 a	751 a	783 a	**	**	704 a	728 a
Elliot Lake CA	362 a	370 b	447 a	463 a	519 a	551 a	525 a	592 a	497 a	526 a
Gravenhurst Town	557 b	555 c	631 b	649 a	813 a	814 a	817 a	881 a	742 a	763 a
Huntsville Town	520 a	523 b	647 a	676 a	800 a	835 a	857 a	**	714 a	747 a
Kenora CA	441 c	466 b	563 a	533 b	733 a	739 b	**	793 b	657 a	639 b
North Bay CA	456 a	471 b	581 a	573 a	729 a	733 a	808 a	823 a	677 a	676 a
Sault Ste. Marie CA	433 a	423 a	538 a	545 a	644 a	654 a	706 a	692 a	604 a	606 a
Temiskaming Shores CA	410 a	406 a	454 a	472 a	557 a	562 a	651 a	655 a	525 a	534 a
Timmins CA	405 a	413 a	544 a	551 a	660 a	663 a	750 a	768 a	611 a	622 a
West Nipissing Town	**	386 a	458 a	509 a	557 a	582 a	655 b	652 b	528 a	552 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**1.1.3\_4 Number of Private Apartment Units Vacant and Universe in April 2007  
by Bedroom Type**

**Ontario – Northern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	0   a	21	0   c	78	**	172	**	**	3   d	277
Elliot Lake CA	2   a	32	32   a	317	41   a	814	4   a	74	79   a	1,237
Gravenhurst Town	**	10	**	50	5   c	140	0   a	6	9   c	207
Huntsville Town	**	17	7   d	160	**	158	**	**	11   d	346
Kenora CA	**	12	4   c	151	0   b	180	**	13	4   a	356
North Bay CA	**	128	**	1,119	12   b	1,753	0   c	231	36   a	3,231
Sault Ste. Marie CA	**	195	24   a	1,751	29   a	2,501	**	277	72   b	4,725
Temiskaming Shores CA	1   a	28	5   c	106	13   b	183	3   a	46	22   b	363
Timmins CA	**	69	27   c	548	23   b	864	0   c	126	56   b	1,608
West Nipissing Town	1   a	12	6   b	119	4   a	177	0   c	39	11   b	347

**1.1.4\_4 Private Apartment Availability Rates (%)**

**by Bedroom Type**

**Ontario – Northern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Bracebridge Town	20.6   a	0.0   a	2.4   b	**	2.1   c	**	**	**	3.2   b	2.0   c
Elliot Lake CA	3.1   a	6.3   a	9.8   a	10.1   a	5.2   a	5.0   a	11.4   a	5.4   a	6.7   a	6.4   a
Gravenhurst Town	**	**	**	**	4.7   c	7.8   c	**	35.8   a	4.9   c	8.9   b
Huntsville Town	**	**	5.3   d	4.2   d	**	**	**	**	6.7   c	3.0   d
Kenora CA	5.0   a	**	6.3   b	3.7   d	3.3   a	1.7   c	**	**	4.5   a	2.7   c
North Bay CA	**	**	3.0   c	2.2   c	2.0   c	2.3   c	**	0.0   c	2.6   b	2.2   c
Sault Ste. Marie CA	**	**	0.9   a	2.8   b	1.3   a	1.9   c	**	**	1.2   a	2.6   b
Temiskaming Shores CA	7.6   a	3.6   a	3.1   d	5.0   c	1.8   c	7.3   b	0.0   c	5.4   a	2.4   b	6.1   b
Timmins CA	**	**	6.9   c	5.6   c	4.8   c	3.1   c	0.0   c	0.0   c	6.0   b	4.1   b
West Nipissing Town	**	8.7   a	**	5.2   b	4.8   c	2.4   a	**	0.0   c	3.6   c	3.3   b

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**3.1.1\_4 Private Row (Townhouse) and Apartment Vacancy Rates (%)  
by Bedroom Type**

**Ontario – Northern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Bracebridge Town	14.5 a	0.0 a	1.2 a	0.0 c	0.0 b	**	**	**	1.2 a	1.0 d
Elliot Lake CA	3.1 a	6.3 a	9.8 a	10.1 a	5.1 a	4.9 a	11.8 a	9.0 a	7.0 a	6.6 a
Gravenhurst Town	**	**	**	**	4.1 c	3.3 c	**	0.0 a	4.1 b	4.2 c
Huntsville Town	**	**	4.5 d	4.2 d	2.9 c	**	**	**	4.0 c	2.9 c
Kenora CA	0.0 a	**	4.9 b	2.4 c	2.7 a	0.0 b	12.8 a	**	4.2 a	0.9 a
North Bay CA	**	**	3.3 d	**	2.3 b	0.8 a	3.4 c	1.2 d	2.9 b	1.3 a
Sault Ste. Marie CA	**	**	0.7 a	1.3 a	1.1 a	1.1 a	1.4 a	1.7 c	1.0 a	1.5 a
Temiskaming Shores CA	7.6 a	3.6 a	3.1 d	5.0 c	1.8 c	7.3 b	0.0 c	5.4 a	2.4 b	6.1 b
Timmins CA	**	**	3.2 c	4.7 c	3.5 c	2.4 b	0.6 b	0.0 c	3.6 c	3.2 b
West Nipissing Town	**	8.7 a	**	5.1 b	5.2 c	2.3 a	**	0.0 b	3.8 c	3.2 b

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

**3.1.2\_4 Private Row (Townhouse) and Apartment Average Rents (\$)  
by Bedroom Type**

**Ontario – Northern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Bracebridge Town	478 a	491 a	645 a	659 a	751 a	783 a	900 a	**	707 a	731 a
Elliot Lake CA	362 a	370 b	447 a	463 a	517 a	548 a	510 a	543 a	497 a	523 a
Gravenhurst Town	557 b	555 c	631 b	649 a	792 a	798 a	817 a	881 a	734 a	756 a
Huntsville Town	520 a	523 b	647 a	676 a	805 a	837 a	875 a	**	722 a	755 a
Kenora CA	441 c	466 b	563 a	533 b	733 a	739 b	**	674 a	646 a	635 b
North Bay CA	454 a	471 b	580 a	573 a	727 a	732 a	784 a	795 a	686 a	687 a
Sault Ste. Marie CA	432 a	423 a	538 a	545 a	643 a	653 a	700 a	678 a	607 a	608 a
Temiskaming Shores CA	410 a	406 a	454 a	472 a	557 a	562 a	651 a	655 a	525 a	534 a
Timmins CA	405 a	413 a	543 a	552 a	661 a	669 a	746 a	750 a	616 a	628 a
West Nipissing Town	**	386 a	457 a	507 a	555 a	582 a	647 b	641 b	526 a	551 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**3.1.3\_4 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2007  
by Bedroom Type**

**Ontario – Northern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	0 a	21	0 c	80	**	174	**	**	3 d	285
Elliot Lake CA	2 a	32	32 a	317	42 a	850	14 a	155	90 a	1,354
Gravenhurst Town	**	10	**	50	5 c	158	0 a	6	9 c	225
Huntsville Town	**	17	7 d	160	**	175	**	13	11 c	365
Kenora CA	**	12	4 c	151	0 b	180	**	37	4 a	380
North Bay CA	**	131	**	1,120	15 a	2,000	8 d	635	49 a	3,886
Sault Ste. Marie CA	**	196	24 a	1,757	29 a	2,528	8 c	458	74 a	4,940
Temiskaming Shores CA	1 a	28	5 c	106	13 b	183	3 a	46	22 b	363
Timmins CA	**	69	27 c	573	23 b	961	0 c	176	56 b	1,779
West Nipissing Town	1 a	12	6 b	121	4 a	181	0 b	40	11 b	354

**3.1.4\_4 Private Row (Townhouse) and Apartment Availability Rates (%)  
by Bedroom Type**

**Ontario – Northern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Bracebridge Town	20.6 a	0.0 a	2.3 b	**	2.1 c	**	**	**	3.2 b	2.0 c
Elliot Lake CA	3.1 a	6.3 a	9.8 a	10.1 a	5.1 a	4.9 a	11.8 a	9.0 a	7.0 a	6.6 a
Gravenhurst Town	**	**	**	**	4.1 c	6.9 c	**	35.8 a	4.5 c	8.2 b
Huntsville Town	**	**	5.3 d	4.2 d	**	**	**	**	6.9 c	2.9 c
Kenora CA	5.0 a	**	6.3 b	3.7 d	3.3 a	1.7 c	22.4 a	8.1 a	6.0 a	3.4 c
North Bay CA	**	**	3.3 d	2.3 c	2.5 b	2.3 c	3.4 c	1.6 c	3.0 c	2.3 c
Sault Ste. Marie CA	**	**	0.9 a	2.8 b	1.3 a	2.0 c	1.4 a	2.2 c	1.2 a	2.6 b
Temiskaming Shores CA	7.6 a	3.6 a	3.1 d	5.0 c	1.8 c	7.3 b	0.0 c	5.4 a	2.4 b	6.1 b
Timmins CA	**	**	6.6 c	5.3 c	4.6 c	2.7 b	1.3 a	0.0 c	5.7 b	3.7 b
West Nipissing Town	**	8.7 a	**	5.1 b	5.2 c	2.3 a	**	0.0 b	3.8 c	3.2 b

The following letter codes are used to indicate the reliability of the estimates:

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Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**1.1.1\_5 Private Apartment Vacancy Rates (%)  
by Bedroom Type**  
**Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Centre Wellington CA	n/u	**	n/u	3.1 c	n/u	1.6 a	n/u	**	n/u	2.3 a
Chatham-Kent CA	**	**	6.1 c	6.4 c	6.6 b	6.8 b	2.8 c	6.1 c	5.9 b	6.6 b
Georgian Highlands Town	0.0 a	**	0.0 a	1.8 a	0.0 a	0.8 d	0.0 a	**	0.0 a	1.5 a
Ingersoll CA	n/u	n/u	8.8 a	7.0 a	**	4.3 a	**	**	2.5 a	4.7 a
Lambton Shores City	n/u	n/u	**	**	5.7 c	2.7 a	**	**	2.9 b	1.4 a
Leamington CA	**	**	3.5 d	4.9 a	3.1 b	5.4 a	**	0.0 a	3.3 c	5.1 a
Norfolk CA	**	**	4.1 d	4.3 d	2.7 c	3.4 c	**	**	3.4 c	3.8 c
North Perth Town	6.8 c	4.1 a	1.2 d	2.1 a	5.0 c	0.5 a	**	**	4.0 c	1.1 a
Owen Sound CA	2.2 c	**	1.2 a	1.9 c	1.5 c	1.2 a	3.5 b	0.8 a	1.7 b	1.5 b
Sarnia CA	5.7 d	6.5 c	5.2 b	5.0 b	4.5 b	5.5 b	6.5 c	5.8 b	4.9 b	5.3 a
Saugeen Shores Town	**	**	2.3 c	0.0 b	1.7 c	0.5 b	**	0.0 a	1.9 c	0.3 b
South Huron Town	0.0 a	**	13.2 d	0.0 c	2.6 a	2.2 a	10.1 d	**	4.8 b	1.5 a
Stratford CA	**	0.0 c	3.2 b	2.6 b	5.2 a	2.7 a	6.3 c	5.6 d	4.6 a	2.8 a
Tillsonburg CA	**	**	5.5 b	2.1 c	1.7 b	2.1 c	4.0 c	**	3.0 a	2.3 b
Woodstock CA	2.6 c	3.2 a	6.0 b	4.4 b	4.1 b	3.3 b	3.5 d	3.1 a	4.7 b	3.7 b

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**I.I.2\_5 Private Apartment Average Rents (\$)  
by Bedroom Type**

**Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Centre Wellington CA	n/u	**	n/u	665 a	n/u	757 a	n/u	**	n/u	723 a
Chatham-Kent CA	434 b	431 b	538 a	550 a	627 a	641 a	593 a	663 b	594 a	611 a
Georgian Highlands Town	**	**	535 a	571 a	694 a	687 b	751 a	754 b	650 a	660 b
Ingersoll CA	n/u	n/u	**	**	**	675 a	**	**	**	675 a
Lambton Shores City	n/u	n/u	n/s	**	**	555 a	**	**	620 a	553 a
Leamington CA	**	432 c	596 a	610 a	710 a	724 a	896 d	925 b	671 a	685 a
Norfolk CA	465 b	473 a	537 a	571 a	594 a	622 a	682 b	659 b	580 a	606 a
North Perth Town	**	**	547 a	547 b	637 a	668 a	693 b	**	613 a	625 b
Owen Sound CA	437 a	473 a	601 a	595 a	735 a	714 a	737 a	746 a	674 a	663 a
Sarnia CA	532 a	483 b	622 a	581 a	696 a	690 a	894 c	845 c	659 a	638 a
Saugeen Shores Town	**	**	555 a	575 a	655 a	630 b	712 a	714 a	636 a	603 a
South Huron Town	372 a	**	448 a	453 b	537 a	538 b	663 a	**	509 a	499 b
Stratford CA	483 a	484 a	614 a	606 a	736 a	729 a	862 a	853 a	696 a	687 a
Tillsonburg CA	477 c	484 a	575 a	569 a	616 a	673 a	717 a	**	608 a	638 a
Woodstock CA	403 a	422 b	630 a	584 a	742 b	677 a	646 b	700 a	688 b	638 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**I.I.3\_5 Number of Private Apartment Units Vacant and Universe in April 2007  
by Bedroom Type**

**Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	**	9	4 c	135	4 a	255	**	**	9 a	404
Chatham-Kent CA	**	81	104 c	1,613	173 b	2,529	36 c	589	319 b	4,811
Georgian Highlands Town	**	**	1 a	61	1 d	131	**	18	3 a	217
Ingersoll CA	n/u	n/u	3 a	43	6 a	142	**	**	9 a	194
Lambton Shores City	n/u	n/u	**	**	2 a	73	**	**	2 a	144
Leamington CA	**	34	26 a	531	34 a	631	0 a	45	63 a	1,241
Norfolk CA	**	16	11 d	248	20 c	593	**	32	33 c	890
North Perth Town	1 a	25	2 a	98	1 a	216	**	43	4 a	383
Owen Sound CA	**	104	12 c	662	9 a	757	2 a	248	27 b	1,771
Sarnia CA	11 c	172	115 b	2,323	150 b	2,725	11 b	198	288 a	5,418
Saugeen Shores Town	**	**	0 b	106	1 b	223	0 a	59	1 b	402
South Huron Town	**	**	0 c	66	4 a	183	**	**	4 a	262
Stratford CA	0 c	41	19 b	715	28 a	1,023	8 d	146	55 a	1,925
Tillsonburg CA	**	13	5 c	255	12 c	569	**	35	20 b	873
Woodstock CA	1 a	33	34 b	770	41 b	1,229	3 a	104	79 b	2,137

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**1.1.4\_5 Private Apartment Availability Rates (%)  
by Bedroom Type**  
**Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Centre Wellington CA	n/u	**	n/u	3.9 d	n/u	2.4 a	n/u	**	n/u	3.1 b
Chatham-Kent CA	**	**	7.4 b	8.5 b	7.6 b	8.1 b	4.8 d	8.1 c	7.1 b	8.2 a
Georgian Highlands Town	0.0 a	**	8.9 a	3.5 a	1.5 a	1.6 c	0.0 a	**	3.3 a	2.4 a
Ingersoll CA	n/u	n/u	8.8 a	7.0 a	4.4 a	4.3 a	**	**	5.5 a	4.7 a
Lambton Shores City	n/u	n/u	**	**	5.7 c	13.7 a	**	**	2.9 b	6.9 a
Leamington CA	**	**	4.6 c	5.4 a	4.1 a	5.7 a	**	2.2 a	4.3 b	5.5 a
Norfolk CA	**	**	8.6 c	5.7 d	4.4 d	5.3 c	**	**	5.7 c	5.7 c
North Perth Town	10.2 c	4.1 a	**	5.1 b	9.3 b	7.4 a	**	4.7 c	7.3 b	6.3 a
Owen Sound CA	2.2 c	4.6 d	3.5 c	4.6 d	3.1 c	2.3 c	5.7 b	1.6 b	3.5 b	3.2 c
Sarnia CA	8.9 c	9.2 c	7.2 b	6.6 a	6.0 b	7.0 a	7.1 c	5.8 b	6.6 a	6.8 a
Saugeen Shores Town	**	**	2.3 c	1.4 d	1.7 c	0.9 d	**	0.0 a	1.9 c	0.9 a
South Huron Town	0.0 a	**	15.1 d	22.6 d	5.7 a	5.4 d	10.1 d	**	7.5 b	9.4 c
Stratford CA	**	**	5.4 b	4.2 b	6.9 a	4.7 b	7.9 b	**	6.4 a	4.7 b
Tillsonburg CA	**	**	7.5 b	2.7 c	3.7 b	3.9 c	**	**	5.2 a	3.8 c
Woodstock CA	2.6 c	3.2 a	7.4 b	5.1 b	5.4 b	4.1 b	4.6 d	4.1 b	6.0 a	4.5 a

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**3.1.1\_5 Private Row (Townhouse) and Apartment Vacancy Rates (%)  
by Bedroom Type**

**Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Centre Wellington CA	n/u	**	n/u	3.1 c	n/u	1.6 a	n/u	**	n/u	2.3 a
Chatham-Kent CA	**	**	6.2 c	6.4 c	6.6 b	6.4 b	4.0 d	5.9 c	6.1 b	6.4 b
Georgian Highlands Town	0.0 a	**	1.7 a	1.7 a	0.0 a	0.6 a	0.0 a	**	0.4 a	1.3 a
Ingersoll CA	n/u	n/u	8.6 a	6.5 a	**	3.5 b	3.0 a	13.5 d	2.4 a	6.3 a
Lambton Shores City	n/u	n/u	**	**	5.7 c	2.7 a	**	**	2.9 b	1.4 a
Leamington CA	**	**	3.5 d	4.9 a	4.3 b	7.3 a	**	0.0 a	4.0 b	6.0 a
Norfolk CA	**	**	4.1 d	4.3 d	2.7 c	3.3 c	**	**	3.4 c	3.7 c
North Perth Town	**	**	**	2.1 c	4.8 d	0.5 a	**	0.0 d	3.8 c	1.0 a
Owen Sound CA	2.1 c	**	1.2 a	1.9 c	1.9 b	1.2 a	3.5 b	0.8 a	1.9 b	1.5 a
Sarnia CA	5.6 d	6.5 c	5.1 b	4.9 b	4.5 b	5.9 b	3.4 c	5.9 d	4.7 b	5.6 b
Saugeen Shores Town	**	**	2.0 c	0.0 b	1.6 c	0.4 b	0.0 c	0.0 a	1.7 b	0.2 b
South Huron Town	0.0 a	**	13.1 d	0.0 c	2.5 a	2.1 a	**	4.8 d	4.6 b	1.6 a
Stratford CA	**	0.0 c	3.2 b	2.6 b	5.0 a	2.6 a	4.9 c	4.8 d	4.4 a	2.7 a
Tillsonburg CA	**	**	5.9 b	2.1 c	1.6 b	2.4 b	4.0 d	**	3.1 b	2.5 b
Woodstock CA	2.6 c	3.2 a	6.0 b	4.4 b	4.0 b	3.2 b	2.3 c	4.2 c	4.4 b	3.7 b

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details



**3.1.2\_5 Private Row (Townhouse) and Apartment Average Rents (\$)  
by Bedroom Type**

**Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Centre Wellington CA	n/u	**	n/u	665 a	n/u	757 a	n/u	**	n/u	723 a
Chatham-Kent CA	433 b	431 b	537 a	548 a	621 a	636 a	605 a	665 b	593 a	609 a
Georgian Highlands Town	**	**	538 a	571 a	691 a	678 a	739 a	749 b	653 a	657 a
Ingersoll CA	n/u	n/u	**	646 a	639 a	665 a	**	693 a	621 a	668 a
Lambton Shores City	n/u	n/u	n/s	**	**	555 a	**	**	620 a	553 a
Leamington CA	**	432 c	596 a	610 a	703 a	718 a	871 d	878 b	668 a	682 a
Norfolk CA	465 b	473 a	537 a	571 a	594 a	622 a	682 b	659 b	580 a	606 a
North Perth Town	**	**	547 a	547 b	643 a	668 a	747 b	**	624 a	625 b
Owen Sound CA	437 a	472 a	601 a	594 a	734 a	714 a	737 a	746 a	674 a	662 a
Sarnia CA	531 a	483 b	619 a	581 a	691 a	681 a	775 b	822 b	660 a	642 a
Saugeen Shores Town	**	**	539 a	551 a	650 a	625 b	695 a	694 a	627 a	597 a
South Huron Town	372 a	**	433 a	436 a	537 a	533 b	663 a	**	494 a	486 b
Stratford CA	483 a	484 a	614 a	606 a	739 a	733 a	872 a	864 a	702 a	693 a
Tillsonburg CA	477 d	484 a	575 a	569 a	614 a	670 a	717 b	**	607 a	636 a
Woodstock CA	403 a	422 b	630 a	584 a	727 b	670 a	679 a	708 a	683 b	643 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**3.1.3\_5 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2007  
by Bedroom Type**

**Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	**	9	4 c	135	4 a	255	**	**	9 a	404
Chatham-Kent CA	**	86	106 c	1,664	176 b	2,725	39 c	659	330 b	5,134
Georgian Highlands Town	**	**	1 a	63	1 a	160	**	20	3 a	250
Ingersoll CA	n/u	n/u	3 a	46	6 b	175	9 d	67	18 a	288
Lambton Shores City	n/u	n/u	**	**	2 a	73	**	**	2 a	144
Leamington CA	**	34	26 a	533	49 a	671	0 a	48	78 a	1,286
Norfolk CA	**	16	11 d	248	20 c	601	**	32	33 c	898
North Perth Town	**	25	2 c	98	1 a	216	0 d	61	4 a	401
Owen Sound CA	**	106	12 c	669	9 a	769	2 a	249	27 a	1,793
Sarnia CA	11 c	172	115 b	2,336	200 b	3,390	21 d	358	347 b	6,255
Saugeen Shores Town	**	**	0 b	120	1 b	238	0 a	75	1 b	447
South Huron Town	**	**	0 c	83	4 a	193	1 d	21	5 a	305
Stratford CA	0 c	41	19 b	715	28 a	1,063	8 d	171	55 a	1,990
Tillsonburg CA	**	13	5 c	256	14 b	582	**	35	22 b	887
Woodstock CA	1 a	33	34 b	770	44 b	1,365	13 c	313	92 b	2,482

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Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**3.1.4\_5 Private Row (Townhouse) and Apartment Availability Rates (%)  
by Bedroom Type**

**Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Centre Wellington CA	n/u	**	n/u	3.9 d	n/u	2.4 a	n/u	**	n/u	3.1 b
Chatham-Kent CA	**	**	7.5 b	8.5 b	7.7 b	7.7 b	**	7.7 c	7.4 b	8.0 a
Georgian Highlands Town	0.0 a	**	10.3 a	3.4 a	1.3 a	1.3 a	0.0 a	**	3.2 a	2.1 a
Ingersoll CA	n/u	n/u	8.6 a	6.5 a	4.1 a	3.5 b	3.0 a	13.5 d	4.8 a	6.3 a
Lambton Shores City	n/u	n/u	**	**	5.7 c	13.7 a	**	**	2.9 b	6.9 a
Leamington CA	**	**	4.6 c	5.4 a	5.2 b	7.6 a	**	2.1 a	5.0 b	6.5 a
Norfolk CA	**	**	8.6 c	5.7 d	4.3 d	5.4 c	**	**	5.7 c	5.7 b
North Perth Town	10.2 c	**	**	5.1 c	9.0 b	7.4 b	**	3.3 d	7.0 b	6.0 a
Owen Sound CA	2.1 c	4.5 d	3.5 c	4.6 d	3.7 b	2.2 c	5.6 b	1.6 b	3.8 b	3.1 c
Sarnia CA	8.8 c	9.2 c	7.2 b	6.5 a	6.3 b	7.4 b	3.9 c	**	6.5 a	7.1 a
Saugeen Shores Town	**	**	2.0 c	1.3 d	1.6 c	0.9 d	0.0 c	0.0 a	1.7 b	0.8 a
South Huron Town	0.0 a	**	14.7 d	20.3 d	6.1 b	5.6 c	**	4.8 d	7.4 b	9.4 c
Stratford CA	**	**	5.4 b	4.2 b	6.7 a	4.6 b	6.2 b	**	6.2 a	4.5 b
Tillsonburg CA	**	**	8.0 b	2.6 c	3.6 b	4.2 c	**	**	5.2 a	4.0 c
Woodstock CA	2.6 c	3.2 a	7.4 b	5.1 b	5.2 b	4.0 b	3.0 d	4.5 c	5.6 a	4.4 a

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

Data tables in this publication result from CMHC's Rental Market Survey and provide a snapshot of vacancy and availability rates, and average rents in both new and existing structures.

## DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

### Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2006 data presented in this publication is based on Statistics Canada's 2001 Census area definitions. April 2007 data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

### Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

## CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

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